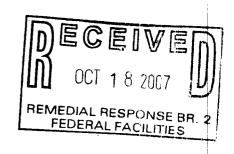


### ABBRIVIATED PRELIMINARY ASSESSMENT For

# PEOPLES GAS NORTH SHORE AVENUE STATION Chicago, Illinois October, 2007



## ILLINOIS ENVIRONMNETAL PROTECTION AGENCY OFFICE OF SITE EVALUATION

Regional EPA Reviewer: Erica Islas Erica Obler 3/31/08

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#### ABBREVIATED PRELIMINARY ASSESSEMENT

#### Section 1.0 Introduction

#### Section 1.0 Introduction

On April 11, 2007, the Illinois Environmental Protection Agency's (Illinois EPA)

Office of Site Evaluation was tasked by the United States Environmental

Protection Agency (U.S. EPA) Region V to conduct an Abbreviated Preliminary

Assessment at the previous location of the Peoples Gas North Shore Avenue

Station Former Manufactured Gas Plant (MGP) site at 6659 North Kedzie Avenue
in Chicago, Cook County, Illinois. This property is located in Section 36, Township
41 north, Range 13 east, Third Principal Meridian. The coordinates for the site are
latitude: 42°/00'/0.9.55" North, longitude: -87°/42'/27.42" West.

The National Oil and Hazardous Substances Pollution Contingency Plan (40 CFR Part 300) requires that a CERCLA Preliminary Assessment be performed within twelve months of a sites entry into the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS). The assessment performed at Peoples Gas North Shore Avenue Station is reported in a more direct, condensed format called an Abbreviated Preliminary Assessment, which is considered to be equivalent to a Preliminary Assessment Report.

A Preliminary Assessment is the initial step in the Superfund investigative process that utilizes a limited-scope investigation and collects readily available, previously documented information. The CERCLA Preliminary Assessment is designed to

distinguish between sites that pose little or no threat to human health or the environment, and those that may require further investigation. The CERCLA Preliminary Assessment also supports emergency response or time critical removal activities, fulfills public information needs, and generally furnishes appropriate information about the site early in the assessment process. Again, the Abbreviated Preliminary Assessment format used in this assessment and report is considered equivalent to a Preliminary Assessment

If the findings of the Abbreviated Preliminary Assessment determine that further investigation is warranted, the site will continue to progress through the Superfund investigative process, and receive a CERCLA Site Inspection. The CERCLA Site Inspection will evaluate the extent that a site presents a threat to human health and/or the environment. This may be accomplished by collecting and analyzing wastes and environmental media samples to determine whether hazardous substances are present at the site and are migrating to the surrounding environment.

The Site Inspection will provide necessary information that will help determine if the site qualifies for possible inclusion on the National Priorities List, or should receive a No Further Remedial Action Planned (NFRAP) designation. At any time throughout the Superfund investigative process, the site may be NFRAP'ed, be referred to another state or federal clean-up program, or recommended for further investigation. The Preliminary Assessment is performed under the authority of the

Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) commonly known as Superfund.

#### Section 2.0 Site Background

#### Section 2.1 Site Description

The North Shore Avenue Station MGP is located in the Rogers Park Township of Chicago Illinois. (See Figure 1)The site is bordered to the north by industrial, commercial, and residential property, to the west by North Kedzie Avenue, to the south by a residential development north of Albion Avenue, and to the east by North Whipple Street. Approximately 350 feet west of North Kedzie Avenue is the North Shore Channel. The site occupies three parcels of land totaling approximately 10.2 acres. A large portion of the site is zoned for restrictive manufacturing use and a majority of the surrounding properties are zoned for residential use.

The middle and northwest sections of the site are still owned by Peoples Gas and are used as a regulator station and for employee parking. These parcels are commonly referred to as the "main parcel". A parcel on the southwest corner of the site is owned by Regent Homes and is used as a storm water retention pond. This area is commonly referred to as the "pond parcel". (See Appendix A) The remainder of the site is owned by the Chicago Board of Education and is the future site of an elementary school. This is the eastern portion of the site and is referred to as the "east parcel". The North Shore Channel (part of the Chicago River

system) is approximately 350 feet west of the western property line. As defined the Federal Emergency Management Agency (FEMA) the site is not in a 100-year floodplain zone.

#### Section 2.2 Site History

Prior to 1926, Rogers Park was a growing urban area. This area originated as a stop along the Chicago to Green Bay stagecoach route. It was settled mainly by Irish, English, German and Luxembourg immigrants. The first was Philip Rogers who traded with the Indians and eventually purchased 1,600 acres of land from the U.S. Government. Many years later his daughter, Catherine, married Patrick L. Touhy, a Civil War veteran and an early Rogers Park developer.

The Peoples Gas Light and Coke Company (Peoples Gas) built the North Shore Avenue Station and began operating it as a storage facility for manufactured gas in 1926. A 15 million cubic foot tar-sealed gas holder located on the west side of the s te was used for the storage of manufactured gas and/or a combination of natural and manufactured gas. Gas storage at this site ceased when it was converted to a regulator station. The gas holder was disconnected and purged in 1969. The gas holder and most of the tar tanks associated with it were removed in 1971. As stated earlier Peoples Gas currently owns the "main parcel" which is approximately 10 acres in size.

The site entered the Illinois EPA's Voluntary Clean-up Program in 2001. In 2002, two comprehensive No Further Remediation Letters were issued by the Illinois EPA for the pond parcel and main parcel. Prior to this Peoples Gas had a Preliminary Site Investigation report prepared for this site in July 1992.

In July 2006, Peoples Gas received a letter regarding "Intent to Sue" from an individual that frequently uses the North Shore Channel for recreational purposes; specifically these activities include: kayaking, canoeing and fishing. There is no additional information regarding the disposition of this potential law suit. More recently, in April 2007, a River Sediment Investigation Summary was compiled for Peoples Gas on this site.

#### Section 2.3 Regulatory Status

Based upon available file information the North Shore Avenue Station MGP does not appear to be subject to Resource Conservation and Recovery Act (RCRA) corrective action authorities. Information currently available does not indicate that the site is under the authority of the Atomic Energy Act (AEA), Uranium Mine Tailings Action (UMTRCA), or the Federal Insecticide Fungicide or Rodenticide Act (FIFRA).

As stated earlier the site had entered into the Illinois EPA's Voluntary Cleanup Program and was issued two different NFR letters in 2002. Their actions in this program will be discussed more in the following section.

#### Section 3.0 Field Inspection Activities

#### Section 3.1 Field Inspection

On August 7, 2007 the author of this report met with two representatives, Mr. Chris Szela and Mr. Nurin Prasad, from Peoples Gas. This meeting occurred at the site and included an interview and walk through of the property. During the interview Mr. Szela explained how the original site was divided and that each of the individual parcels has had an NFR letter issued for them. On the parcel retained by Peoples Gas they were completing the installation of a larger supply side gas line. The excavation was still open on August 7, 2007 and the sub surface soil and overpurden did not have signs of discoloration or staining. The soil within the excavation did not have any odors associated with it.

During the interview with the site representatives their involvement in the Voluntary Cleanup Program was discussed.

The evening before the site visit the Chicago area had an unusual rain event. That left standing water in all of the vegetated areas. To the author this is an indication of a very tight soil and that the site is relatively flat. The improved areas such as the parking lot and pond parcel appeared to have an engineered drainage system. Further investigation of the North Shore Channel revealed a natural slope to the channel from the site. It appears that surface water from the west could have flowed west toward the channel.

#### Section 3.2 Past Environmental Investigations

A July 1992, Preliminary Site Investigation includes information from a 1989 report entitled "Environmental Settings of the Chicago Area; Gas Manufacturing and Holder Facilities". The findings of these reports included:

- Small amounts of tar in the native soil at the site.
- The possibility of tar below grade in the area of the former gas holder.
- The area immediately around the site was described as primarily residential and commercial.
- Off site impacts were not expected at the conclusion of these investigations.

Two major sampling efforts have taken place at this site. The first was a site investigation (SI) and it focused on characterizing the present conditions of the site. The second was a sediment study of the portion of the North Shore Channel that is immediately west of the site.

The SI was conducted for Peoples Gas by Burns and McDonnell in 2001. During the SI, 60 soil and five groundwater samples were collected from various depths and locations on the site. The samples had a combination of the following analysis performed on them: BTEX (benzene, toluene, ethylbenzene and xylenes), styrene, PAHs (polynuclear aromatic hydrocarbons), RCRA metals (Resource Conservation and Recovery Act), cyanide, SPLP lead and or chromium (Synthetic

Precipitation Leaching Procedure), SVOCs (semivolatile organic compounds), TCL (Target Compound List), VOCs (volatile organic compounds), Priority Pollutant Metals, and physical properties. The soil samples were field screened using a photo-ionization detector (PID). The following is a summary of the key contaminants and their levels from the above mentioned soil investigation:

•	Acenaphthene	80.50	mg/kg
•	Anthracene	149	mg/kg
•	Benzo(a)pyrene	57.2	mg/kg
•	Fluoranthene	155	mg/kg
•	Naphthalene	208	mg/kg
•	Arsenic	33.90	mg/kg
•	Lead	7230	mg/kg

The sediment study was conducted for Peoples Gas by Burns and McDonnell in 2007. The sediment study utilized 23 sediment borings the deepest of which was 20 feet deep. (See Appendix A) Five samples were collected from five of the 23 borings. These samples were only analyzed for BTEX and PAHs. The following is a summary of the key contaminant levels from the above mentioned sediment investigation:

•	Acenaphthene	28.6	mg/kg
•	Anthracene	22.9	mg/kg

Benzo(a)pyrene 12.6 mg/kg

- Fluoranthene 17.1 mg/kg
- Naphthalene 12.3 mg/kg

(No inorganic results are available from the sediment investigation.)

#### **Section 4.0 Potential Sources**

On site there are no other potential sources. Section 5.3 has more detailed information regarding the removal of the 15 Million Cubic Feet Gas Holder.

Off site there are several storm water discharge points upstream of the site. The first and most notable is a large storm water discharge point near intersection of Kedzie Avenue and Pratt Boulevard. (See Appendix A) This is approximately 260 feet north of the storm water discharge point associated with the site. Given the fact that the North Shore Channel is a major drainage route for this area there is the potential for more storm water discharge points further upstream of the site.

#### Section 5.0 Pathway Discussions

#### Section 5.1 Groundwater

Based on past boring activities at the site, the site soils are variable depending on the area. In areas with little of or no subsurface disturbance the soil is comprised of three to 12 inches of topsoil and a silty clay to the end of the boring at 19 feet.

Disturbed areas have three to six feet of miscellaneous fill over silty clay to a depth of at least 19 feet. The fill material should exhibit relatively high vertical and

horizontal permeability, whereas the native silty clay should exhibit low vertical and horizontal permeability. One boring did record a sand layer at 18 feet.

Groundwater resources in the Chicago region are developed from four aquifer systems: 1) sand and gravel deposits of glacial drift; 2) shallow dolomite formations, mainly of Silurian age; 3) Cambrian – Ordovician Aquifer, of which the Ironton – Galesville and Glenwood – St. Peter Sandstones are the most productive formations; and 4) the Mt. Simon Aquifer, consisting of sandstone of the Mt. Simon and lower Eau Claire Formations of Cambrian age.

Water-yielding localized sand and/or silt lenses, and to a greater extent, sand and gravel deposits occur in the drift, particularly in valleys cut into bedrock. Silurian age dolomite, which is widely used as a source of groundwater, is the upper most bedrock formation in the region and considered as the shallow dolomite aquifer. The glacial drift and the shallow dolomite aquifers are hydrologically connected and are recharged directly by seepage from precipitation. They are separated from the Cambrian – Ordovician Aquifer in most of the region by the relatively impervious Maquoketa Group Shale. The Cambrian - Ordovician Aquifer rises westward and is recharged at the surface or through glacial deposits west of the outcrop area of the Maquoketa Shale along the western edge of the Chicago region (beyond the western boundaries of Lake, Du Page, Cook, and Will Counties) (Willman, 1971). The Cambrian – Ordovician Aquifer is separated from the Mt. Simon Aquifer by the shaly and silty beds of the Eau Claire Formation that

prevents flow between the aquifers. The Mt. Simon Aquifer has a higher artesian pressure than the other aquifers, but the water quality in the eastern part of the Chicago region is not acceptable for many uses. This aquifer is recharged largely from the outcrop region of Cambrian rocks in central southern Wisconsin (Willman, 1971).

The Cambrian – Ordovician Aquifer has been the most highly developed bedrock aquifer, however, approximately 60 percent of the total pumpage in the Chicago region is from the glacial drift and shallow dolomite aquifer with no widespread decline in water level.

As indicated above there can be adequate groundwater reserves within the various aquifers in the Chicago region. However, the City of Chicago draws water from Lake Michigan and distributes it throughout the metropolitan and suburban transmission system for drinking water purposes. In 1997, the Chicago City Council passed a groundwater ordinance. This ordinance prohibits the installation and use of new potable wells since 1997. (See Appendix B)

The Illinois State Geological Survey (ISGS) and the Illinois State Water Survey (ISWS), do however, indicate that approximately 50 private drinking water wells existed or still exist within a four mile radius around the North Shore Avenue Station property. These wells are located to the north, east and south of the facility. According to the ISWS Private Well Database the wells on record were

drilled between 1890 and 1920. It is not known how many of the recorded wells are currently in use. All of the recorded wells are listed as utilizing either the shallow or deep bedrock aquifer

Most of these wells are of unknown depth. The shallow wells range in depth from 150 feet to 485 feet below ground surface. These wells draw water from immediately beneath the Wadsworth Till Member of the Wedron Formation in the upper portions of the Niagaran Series formation (dolomite) of the Silurian System. The deeper bedrock wells range in depth from between 1350 feet to 1800 feet below ground surface and draw water from limestone of the Platteville Group and from sandstone of the Glenwood and St. Peter Formations of the Ordovician System. ISGS and ISWS information does not indicate the static water levels in the wells. Groundwater flow in the shallow bedrock aquifer trends east-southeast following the east-southeast dip of the beds of dolomite of approximately 10 feet per mile (Larson, et. al., 1959). Groundwater flow direction in the deep bedrock aquifer is not presently known.

After reviewing the geology, groundwater usage of the area, and the Groundwater Quality Standards (35 IL Adm. Code Part 620), the groundwater beneath this property can be classified as Class II groundwater. The determination was based on the following: no potable water supply wells are within the minimum setback zone, no sandstone greater that 10 feet thick or fractured carbonate greater than

15 feet thick exists, and 99% of all water within the Chicago distribution area is supplied by the City of Chicago with water from Lake Michigan.

According to the United States Geological Survey Source Water Assessment Program there are 26 community water systems and 79 non-community and industrial groundwater wells and/or distribution systems located in Cook County. None of these systems falls within a four mile radius of the North Shore Avenue Station property. According to ISWS well logs the closest private drinking water well to the site is approximately two miles southeast of North Shore Avenue Station. The well 200 feet deep and was constructed in 1942. No additional information is available for this well. Potential for contamination to this well, as a result of former manufactured gas storage activity at this facility, is remote due to the site characteristics, geology, and distance from the facility.

#### Section 5.2 Surface Water Pathway

Storm water runoff from the site and the potential for infiltration to surface water exists at the site. Surface water runoff is controlled primarily by storm sewer drains which enter the city's combined sewer system. The sewer water is sent through a sewage treatment plant before being discharged to a surface water body. The site is presently two thirds covered with relatively impermeable paving or structures which reduce the amount of precipitation available for infiltration.

Based on USGS topographic mapping and site observations, the natural surface water runoff is to the east toward the North Shore Channel. It is believed that historically surface water from the site was originally directed toward the channel in some manner. For the purpose of this report, the probable point of entry (PPE) will be considered at the location on the channel due west of the southeast corner of the site. The PPE is the point where the overland segment reaches an eligible surface water body. This location is approximately 350 feet to the east of the site.

The Target Distance Limit (TDL) extends 15 miles from the PPE in the direction of flow or from the most distant sample point establishing an observed release, whichever is greater. The 15 Mile TDL Map is depicted in Figure 2. The 15 mile TDL begins at the above mentioned location east of the site, then follows the North Shore Channel for 7.7 miles to the North Branch of the Chicago River for 1.9 miles to the South Branch of the Chicago River for 3.9 miles and then follows the flow of the water through the Chicago Ship and Sanitary Canal for 1.5 miles. The 15 mile TDL terminates near McKinley Park in Chicago, Illinois.

All of the above mentioned waterways are classified as fisheries and are composed of bullhead, carp, and sunfish with smaller species of sport fish. The Chicago Ship and Sanitary Canal is also classified as a fishery and supports mainly carp and other less desirable species (Illinois Department of Natural Resources). Neither fishery supports state or federally listed threatened or endangered species. http://dnr.state.il.us/fish/digest/digest.pdf

According to FEMA, the site is not within the limits of the 100 year floodplain for the North Shore Channel. According to the Illinois Department of Conservation's Natural Heritage Database there are no federal or state threatened or state endangered species or pristine natural areas occurring in the vicinity of the site. No wetland areas are shown within the boundaries of the site on the National Wetland Inventory maps developed by the U.S. Fish and Wildlife Service.

As mentioned earlier in this report a river sediment study was conducted in an area along the North Shore Channel that has historically received run-off from the site. Several of the samples collected revealed elevated organic levels. Sediment sample RSB022 had levels of: acenaphthene, anthracene, benzo(a)pyrene, fluoranthene, and naphthalene three times greater than the concentrations found in sediment sample RSB006. Sediment sample RSB006 was collected up-stream of sediment sample RSB022 and the concentrations document by it are considered to be background levels for this segment of the North Shore Channel. Therefore acenaphthene, anthracene, benzo(a)pyrene, fluoranthene, and naphthalene meet the criteria for an observed release. There are no surface water intakes along the North Shore Channel, North or South Branch of the Chicago River nor the Chicago Sanitary and Ship Canal.

#### Section 5.3 Soil Exposure

The contaminated soil source, identified inside of the facility boundaries, has associated contamination within two feet of the ground surface. There are no residents living within the facility boundaries, but there are on-site workers. There is a fence around the site that restricts access of trespassers to the facility. Based on proximity, surficial contamination at the facility is assumed to be either placed or accidentally spilled primarily within the boundaries where the sources currently exist.

The site originally housed a 15 million cubic foot tar sealed gas holder. The original foot print of this structure was approximately 54,066 square feet. As stated earlier it has been the subject of three substantial remedial activities. The first dating back to 1956 when the sealant was changed from tar to oil and the interior was steam cleaned. The next notable activity was occurred in 1969 when the holder taken out of service and dismantled. In 2001, the gas holder soil excavation resulted in the removal of 26,000 tons of contaminated soil and 97,000 gallons of contaminated water.

The contaminants of concern for this area included: acenaphthene, anthracene, benzo(a)pyrene, fluoranthene, naphthalene, arsenic, and lead. After the removal activity confirmation soil sampling was performed to verify that any areas exceeding TACO Tier 1 residential screening levels were removed. In areas that exceeded the remediation objectives an additional six inches of soil was removed. Confirmation samples were again taken to verify that the remediation objectives

were met. This process was repeated until the confirmation sample results were below the remediation objectives. The approximate depth of the excavation was 12 feet below grounds surface.

Approximately 1/3 of the site is open and covered with a maintained grass lawn. The remainder of the site is covered by building, cement, and asphalt. Access to any of the active areas is controlled by a security system. There are no residents living within the facility boundaries, but there are on-site workers. The site is bordered to the north by a residential development, to the south by a private residence and to the east by a proposed elementary school.

Nearby population within one-mile of the site

Total	47546	
1/ 2 – 1 mile	33069	
1/ 4 -1/ 2	11074	
0-1/4	3403	
Distance (mi)	Population	

The number of people was calculated using ArcMap 9.2. (See Figure 4, for the complete four mile population map)

#### Section 5.4 Air Route

To date there are no air related complaints on file for this site. Past activities at this site are not normally associated with air borne releases. Based on these reasons at this time the air route is not a concern at this site. An estimated 635,550 people reside within a four-mile radius of the site.

#### Individuals potentially exposed to air-borne contaminants

Distance (mi)	Population
0 - 1/4	3403
1/4 - 1/2	11074
1/2 – 1	33069
1 – 2	127000
2 – 3	247566
3 – 4	213438

The number of people was calculated using ArcMap 9.2.

#### Section 6.0 Summary

This Abbreviated Preliminary Assessment was conducted to determine if the North Shore Avenue location presents a significant hazard to human health and the environment.

The surface water pathway is of greatest concern at this site due to past site activities. As mentioned earlier in this report this site utilized a tar sealed gas holder to store incoming gas. Soil borings around the gas hold indicates that over the many years of operation tar has been present on-site. It is believed that historically run-off from the site was direct toward the North Shore Channel. A 2007, Environmental Forensic Report using the River Sediment Investigation data collected in 2006 for Peoples Gas did indicate that the channel has been impacted by a "weathered tar-like material". This area of the channel is directly west of the site. There are no other probable sources for this contamination up-stream of the site.

The groundwater pathway is not of concern at this time for several factors. The closest private well was constructed in 1942 and in all likelihood is no longer in use. Ninety percent of this region is supplied by the City of Chicago from intakes on Lake Michigan. The contamination noted in the site investigation report is a heavy oil or tar. It also indicated that this material did not easily migrate through the subsurface soils.

Base on the removal of the tar sealed gas holder and excavation of 26,000 tons of contaminated soil, the soil exposure pathway is not a concern at this site.

This location was used for the storage and distribution only. Manufactured gas was never produced at this location. Based on this fact the air pathway was not evaluated for this site.

#### Section 7.0 References

#### REFERENCES

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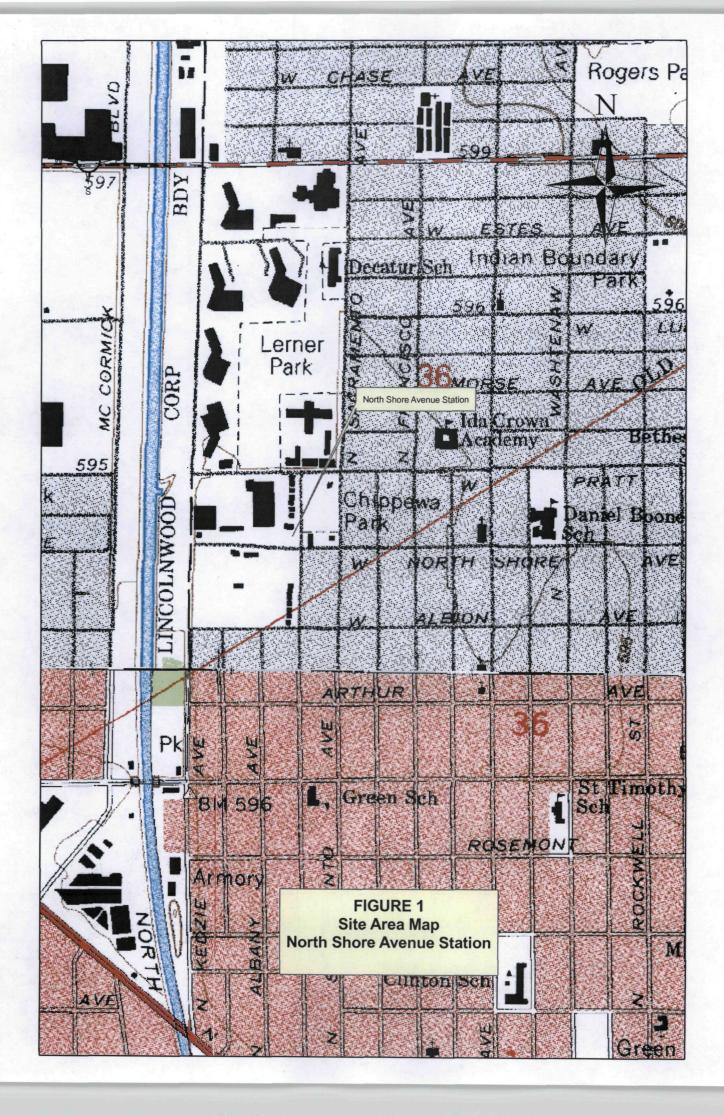
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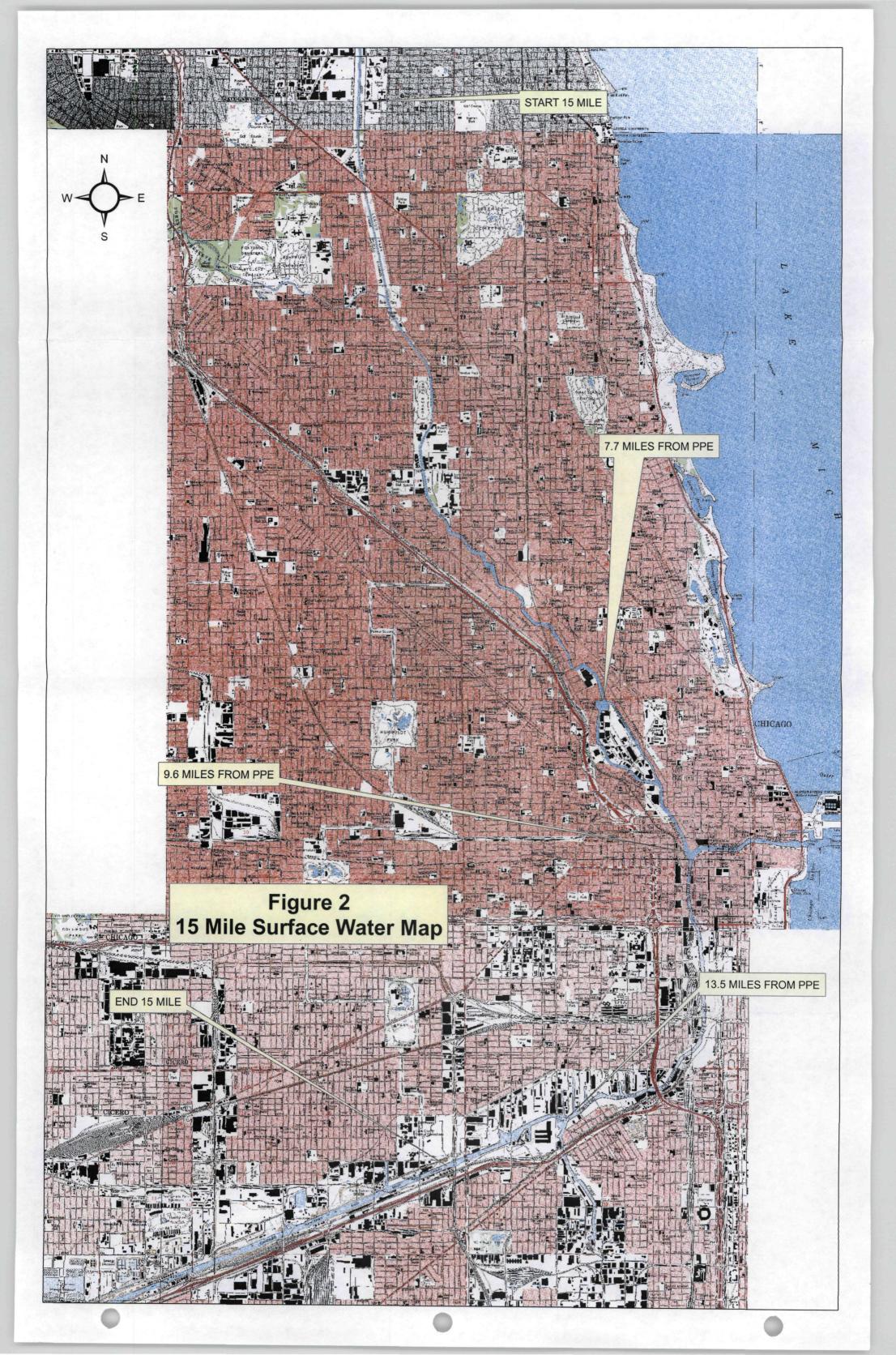
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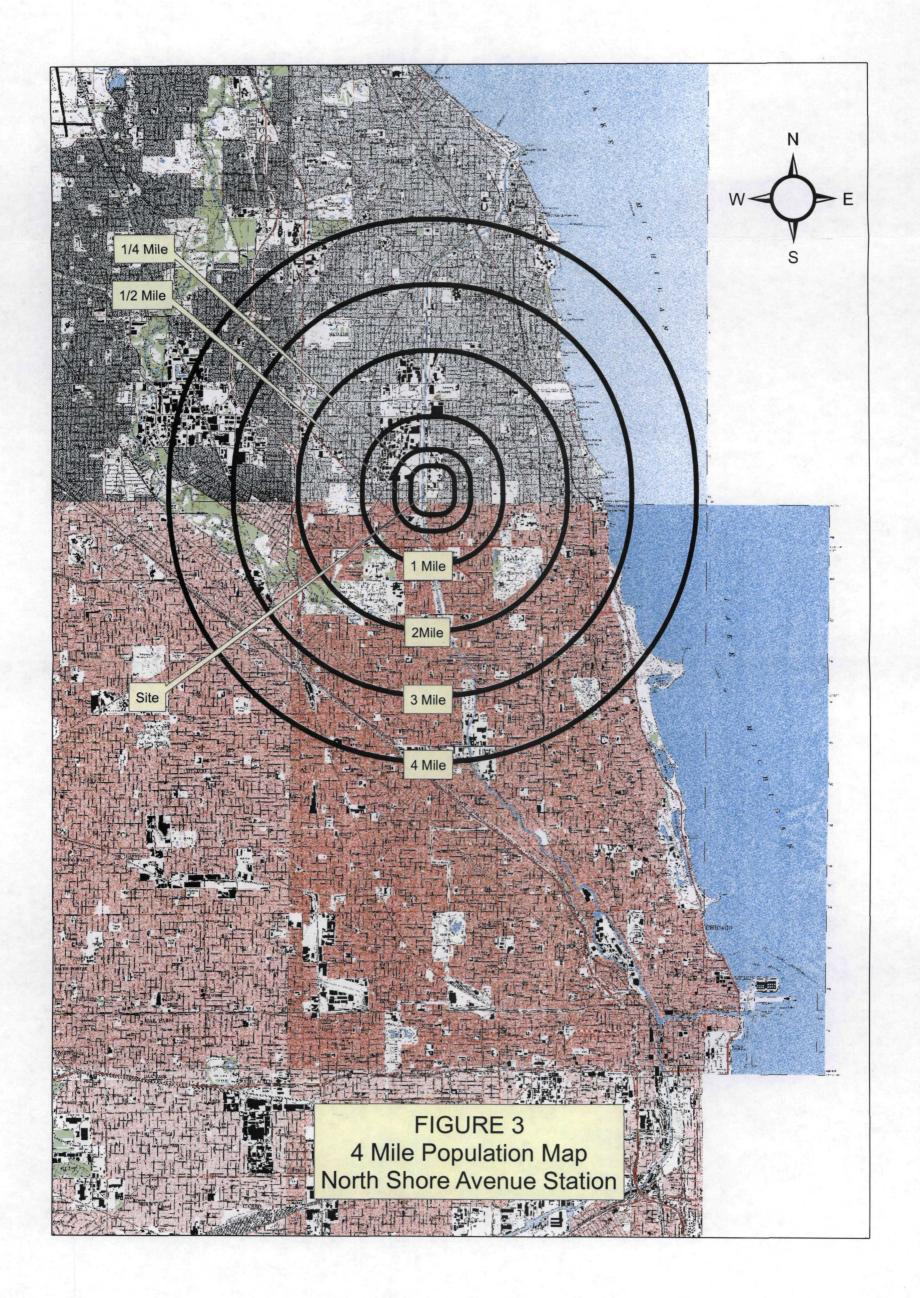
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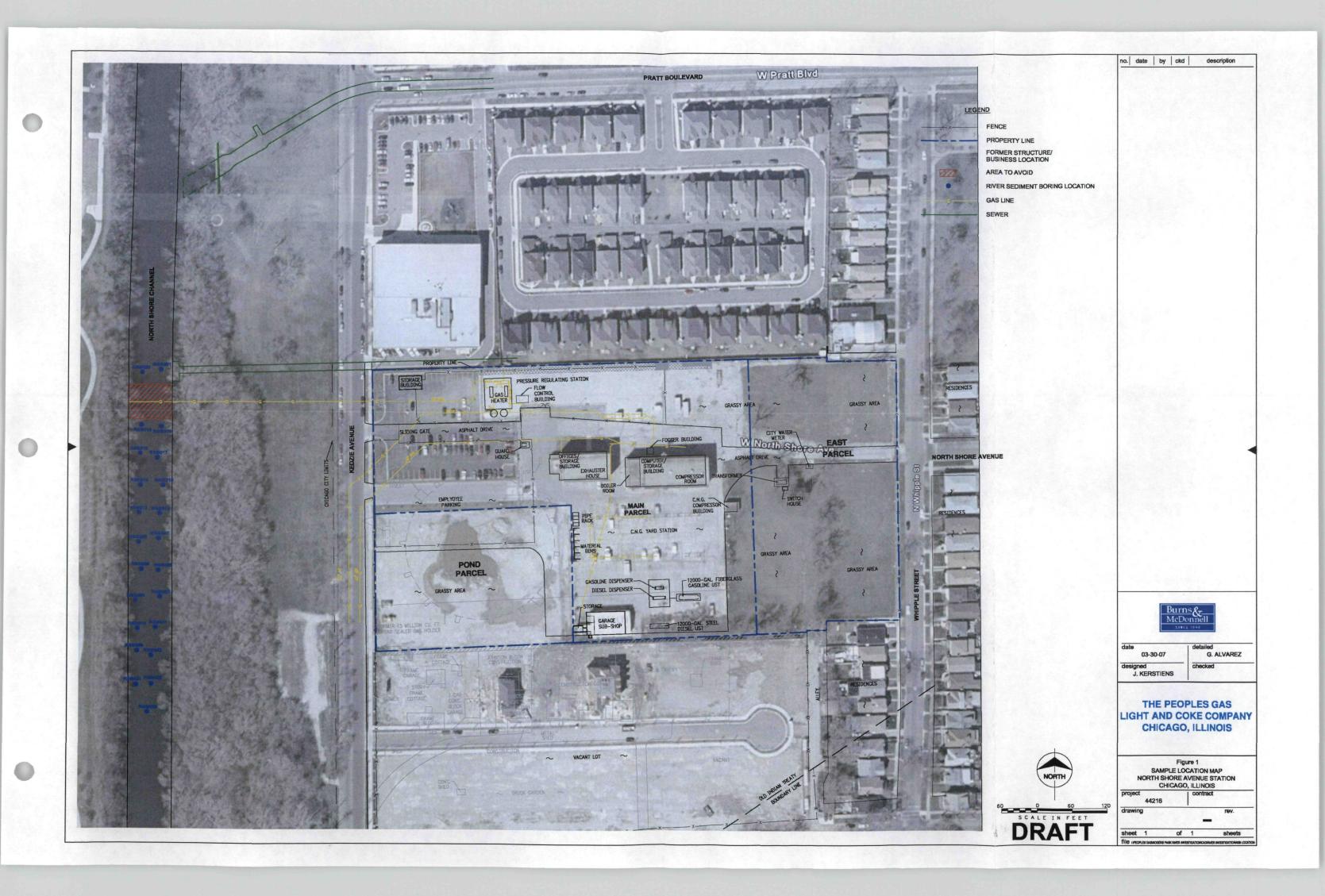
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APPENDIX A
Sample Location Map
Burns & McDonnell
2007



APPENDIX B
City of Chicago
Groundwater Ordinance
May 1997

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The Municipal Code of the City of Chicago is hereby amended by adding a new Section 11-8-390, as follows:

11-8-390 Potable Water Wells.

For purposes of this section, "potable water" is any water used for human consumption, including but not limited to water used for drinking, bathing, washing dishes, preparing foods and watering gardens in which produce

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intended for human consumption is grown. No groundwater well, cistern or other groundwater collection device installed after May 14, 1997, may be used to supply any potable water supply system, except at points of withdrawal by the City of Chicago or by a unit of local government pursuant to intergovernmental agreement with the City of Chicago.

SECTION 2. This ordinance shall be in full force and effect from and after its passage and approval.

#### STATE OF ILLINOIS.

County of Cook.

SS.

I. JAMES J. LASKI, City Clerk of the City of Chicago in the County of Cook and State of Illinois, DO HEREBY CERTIFY that the annexed and foregoing is a true and correct copy of that certain ordinance now on file in my office for an amendment of Title 11, Chapter 8 of Municipal Code of Chicago by addition of new Section 390 defining potable water and prohibiting use of certain groundwater collection devices to supply any potable water supply system.

I DO FURTHER CERTIFY that the said ordinance was adopted by the City Council of the said City of Chicago on the twenty-eighth (28th) day of November, A.D. 2001 and deposited in my office on the twenty-eighth (28th) day of November, A.D. 2001.

I DO FURTHER CERTIFY that the vote on the question of the adoption of the said or induce by the said City Council was taken by yeas and nays and recorded in the Journal of the Proceedings of the said City Council, and that the result of said vote so taken was as follows, to wit:

Yeas <u>47</u>, Nays<u>0</u>.

LDO FURTHER CERTIFY that the said ordinance was delivered to the Mayor of the said
City of Ch cago after the adoption thereof by the said City Council, without delay, by the City Clerk
of the said City of Chicago, and that the said Mayor failed to return the said ordinance to the said
City Council with his written objections thereto at the next regular meeting of the said City Council
occurring not less than five (5) days after the adoption of the said ordinance.

I DO FURTHER CERTIFY that the original, of which the foregoing is a true copy, is entrusted to my care for safe keeping, and that I am the lawful keeper of the same.

[L.S.]

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Chicago aforesaid, at the said City, in the County and State aforesaid, this sixth (6th) day of December, A.D. 2001.

JAMES LASKI, City Clerk.